

~~August 21, 2007 CPC~~
September 26, 2007 BS



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0371

Holiday Signs, Inc.

Dale Magisterial District
Northeast quadrant of Krause and Beach Roads

REQUEST: Amendment of Conditional Use Planned Development (Case 79SN0079) relative to signage. Specifically, this amendment would allow signage to conform to current Ordinance requirements.

PROPOSED LAND USE:

Office uses are planned.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL.

STAFF RECOMMENDATION

Recommend approval for the following reason:

Amendment would allow signs to conform to current Zoning Ordinance standards.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS.)

GENERAL INFORMATION

Location:

Northeast quadrant of Krause and Beach Roads. Tax ID 771-661-1256.

Existing Zoning:

O-2 with Conditional Use Planned Development

Size:

0.6 acre

Existing Land Use:

Office

Adjacent Zoning and Land Use:

North, South and East – C-2 with Conditional Use Planned Development; Office, commercial or public/semi-public

West - O-2 and C-3 with Conditional Use Planned Development; Commercial or vacant

UTILITIES; ENVIRONMENTAL; AND PUBLIC FACILITIES

The requested amendment will have no impact on these facilities.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Central Area Plan which suggests the property is appropriate for community mixed use uses.

Area Development Trends:

Surrounding properties to the north, south and east are zoned Neighborhood Business (C-2) and have been developed for a mix of office, commercial and public/semi-public uses (post office) as part of the Courthouse Commons project. Properties to the west are zoned Corporate Office and Community Business and are occupied by a bank and a shopping center or are currently vacant.

Zoning History:

On February 27, 1980, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved the rezoning of a 19.2 acre tract to Convenience Business (B-1) with a Conditional Use Planned Development to permit a shopping center and office complex (Case 79SN0079). Conditions were imposed which limit signage for the project. These include one freestanding sign identifying the development and its tenants (Condition 15); one building mounted sign for each freestanding building or individual business, 0.5 square feet in area per foot of building frontage, illuminated but not luminous and compatible with Colonial architectural style (Condition 16); sign content limited to the name and nature of the advertised establishment (Condition 18); and sign package approval by the Planning Commission (Condition 17). The subject property was included in this case.

On April 25, 1984, the Board of Supervisors denied an amendment to Case 79SN0079 relative to sign requirements for the project. (Case 84SN0021)

Signs:

Signage for this site is currently regulated by conditions of Case 79SN0079. The applicant has requested that these conditions be deleted so as to allow signage to comply with current Zoning Ordinance requirements. The subject property is part of a project. Currently, the Ordinance would permit office buildings within a project one (1) freestanding sign not to exceed an area of thirty-two (32) square feet and a height of eight (8) feet. The area of the sign could be increased with the incorporation of changeable copy (reader board) by an additional eight (8) square feet. Building mounted sign area would be calculated at one and twenty-five hundredths (1.25) square feet for each one (1) lineal foot of building frontage. Should a freestanding sign not be used, the area of the building mounted sign may be increased at a calculation of one and seventy-five hundredths (1.75) square feet for each one (1) lineal foot of building frontage.

The Zoning Ordinance does not require a sign package for projects existing prior to November of 1994, unless required as a condition of zoning. Given that the Courthouse Commons development existed prior to this date, with the elimination of Condition 17 of Case 79SN0079 requiring sign package approval, there would be no requirement for compatibility with other signs in the project.

CONCLUSION

Deletion of the Condition would allow for signs to conform to Zoning Ordinance standards. Given these considerations, approval of this request is recommended.

CASE HISTORY

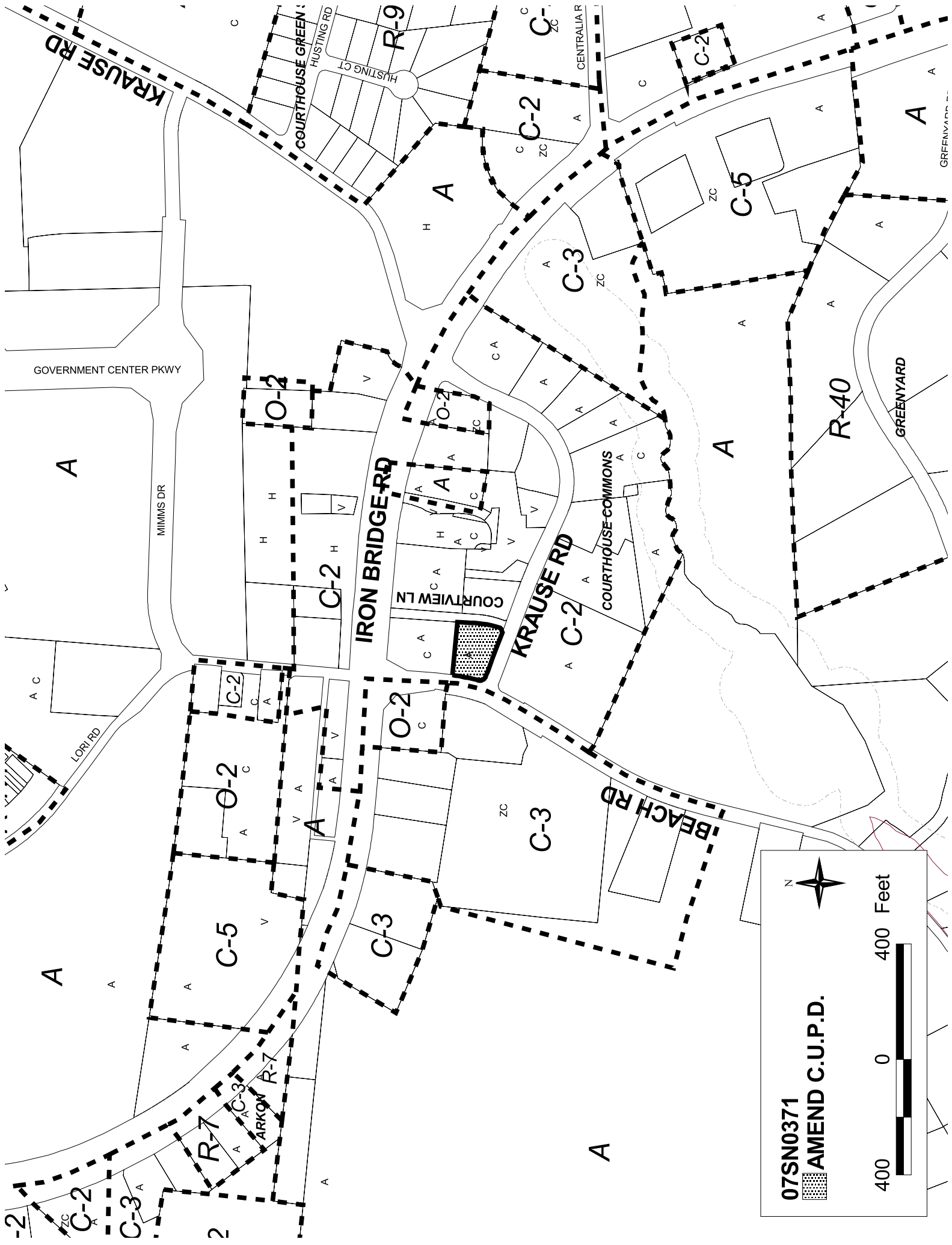
Planning Commission Meeting (8/21/07):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Litton, seconded by Mr. Wilson, the Commission recommended approval.

AYES: Messrs. Gecker, Gulley, Bass, Litton and Wilson .

The Board of Supervisors, on Wednesday, September 26, 2007, beginning at 6:30 p.m., will take under consideration this request.



07SN0371
AMEND C.U.P.D.



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